called Mortgagor,

BOOK 824 PAGE 208

NO 25,002 EQUITY

mecorded May 11, 1970 at 9:- A.M. EXHIBIT-MORTGAGE Filed 7/30/74 PURCHASE MONEY Viking Ventures, Inc., a body corporate of the State of Maryland, hereinafter

WITNESSETH: WHEREAS, the said Mortgagor is justly indebted unto MERLE F. KEILHOLTZ AND ADAH M. KEILHOLTZ, HIS WIFE, OR ORDER, for borrowed money representing the purchase price of the hereinafter described real estate in the principal sum of SIXTY-ONE THOUSAND SIX HUNDRED DOLLARS (\$61,600.00), payable in annual installments of SIX THOUSAND ONE HUNDRED SIXTY DOLLARS (\$6,160.00) principal, together with interest on the unpaid balances at the rate of SIX AND THREE-FOURTHS PER CENTUM (6-3/4%) per annum, payable annually, beginning on the 12/2 day of 1971 and annually thereafter until said principal sum of Sixty-One Thousand Six Hundred Dollars (\$61,600.00), together with interest is paid, the final payment being due on the $\frac{8\pi}{100}$ day of May, 1980. Mortgagor has right of prepayment in any amounts at any time, without penalty and any repayment shall be applied to the next succeeding curtailments due.

AND IT IS EXPRESSLY AGREED that if default be made more than TEN (10) DAYS in the payment of any of the aforesaid installments; when and as the same shall become due and payable, then and in that event the unpaid balance of the aforesaid principal sum shall at the option of the Mortgagees at once become and be due and payable, and interest at the rate of EIGHT PER CENTUM (8%) per annum' shall become payable on any unpaid balance until collected.

AND for the better securing the payment of said single bill at maturity and any single bill or note or notes that may be given hereafter in renewal of the same or any part thereof, the Mortgagor has agreed to execute this Purchase Money Mortgage.

MORTGAGEES agree to (1) sign plats of subdivision as desired by Mortgagor and without cost to Mortgagor, its successors or assigns; and (2) execute and join in the granting of any easements, right-of-way and/or dedications as may be necessary or required by Town, Municipal, State, County and/or Federal authorities and/or public utility companies for the purpose of acquiring and obtaining public utilities, sanitary sewer and/or storm sewer, water facilities and/or public roads or right of way to and upon the subject property without requiring any payment in addition to those provided for under this Mortgage.

Purchase Money NOW, THEREFORE, This Mortgage Witnesseth: that for and in consideration of the premises and the

sum of Ten Dollars (\$10.00), in hand paid. corporate of the State of Maryland,

Viking Ventures, Inc., a body the said

des hereby grant and convey in fee simple unto Merle F. Keilholtz and Adah M. Keilholtz. his wife, their heirs or assigns, all those tracts, parts of tracts or parcels of land situate, lying and being in Emmitsburg Election District, County of Frederick, State of Maryland, containing 115 acres, 3 roods and 35 sq. ps. of land, more or less, as described in the deed to Daniel A. Hartman by James Donoghue et ux. by deed dated September 30, 1878, and recorded in Liber A.F. 5, folio 74, one of the Land Records of Frederick County, Maryland, SAVINGS AND EXCEPTING, HOWEVER, THEREFROM, the parcel of land conveyed by Daniel A. Hartman et ux. unto The County Commissioners of Frederick County by deed dated July 28, 1908, and recorded in Liber 280, folios 165 and 563, and containing 2 roods and 23 sq. ps. of land. BEING the same real estate that was conveyed unto Merle F. Keilholtz and Adah M. Keilholtz, his wife, by Edward D. Storm, et ux. by deed dated September 12, 1962, recorded in Liber 673, folio 506, one of the Land Records aforesaid, EXCEPTING, HOWEVER, THEREFROM, a partel of land conveyed by Merle F. Keilholtz et ux. unto The Town of Emmitsburg by deed dated June 30, 1966, recorded in Liber 760, folio 743, containing 0.9987 acre of land, M/L., and BEING the same real estate conveyed by the Mortgagees herein unto the Mortgagor by deed of even date herewith and to be recorded immediately prior hereto among the Land Records of Frederick County. REFERENCE TO SAID DEEDS BEING HEREBY MADE FOR A METES AND BOUNDS DESCRIPTION OF SAID REAL ESTATE.

EXHIBIT "A"